App Number: AWDM/0850/24

Land To The South And East And West Of The Coach And Horses, Arundel Road, Salvington, Worthing, West Sussex.

Proposal:
Approval of Details Reserved by Condition 13: Landscaping Matters (Tree and Associated Infrastructure) and Condition 17: Noise Bund, of approved application AWDM/1882/16.

This application for discharge of details under conditions, refers to the detailed construction of the noise-bund close to the northern boundary, which differs from that of previously approved details under AWDM/1911/21. The difference is in terms of the composition of materials, for instance, chalk forms a greater part of the current approval than previously. Landscape planting has been amended to deal with the limitations of this material change.

Condition 17 Noise Bunds

The noise bund[s] hereby approved shall be completed in accordance with details including their material composition; cross sections; construction techniques; acoustic performance and aftercare and establishment together with a timetable and plan which relates to its construction and completion to the location and timing of occupations of new dwellings, which shall first be submitted to and approved in writing by the Local Planning Authority, and in accordance with landscaping and protection details approved under conditions 13-15. The plan will also show the location of a possible landing area within the site for a possible future foot and cycle-bridge to cross the A27 in accordance with the land identified on drawing number CSA/2566/156/Rev E. Once approved, the land shall thereafter be permanently available for that purpose. The noise bunds shall be permanently retained and maintained.
***Reason:** In order to protect proposed residents from noise and to ensure the proper construction of the noise bunds in accordance with policies 12 & 13, & 16 of the Worthing Borough Core Strategy, 2011 and Saved policies RES7 and H18 of the Worthing Local Plan, 2003.*

Relevant History

AWDM/1911/21: Approval of Details Reserved by Conditions: Condition 8 Drainage (A27 Surface Water); Condition 17 Noise Bunds (Details); Condition 18 Noise Bunds (Certification 1); Condition 19 Noise Bunds (Certification 2) and Condition 29 (Street Lighting) of approved application AWDM/1882/16. APPROVED 25.10.2022

Note: Condition 17 has also been approved for the Persimmon parcel at the east of the site, under AWDM/0378/22. The current application relates to the Taylor Wimpey parcel at the eastern end of the site.

Consultee responses

National Highways: No objection

(11/2/2025) I can confirm National Highways are content that the attached drawings have been suitably amended and, based upon them, we have No Objection to the approval of the submitted details and the discharge of Condition 13 and 17 of AWDM/1882/16.

(7/2/2025) Following receipt of all the inputs I required from colleagues regarding the bund, drainage, and landscaping, no objection to the approval of the submitted details and the discharge of Condition 13 and 17 of AWDM/1882/16. We would, however, ask the applicant to

1. Add the National Highway's existing outfall (refer to the image below, marked with a red circle), which is located near the proposed bund, to the approved drawings, with a note on the drawing stating that the development does not impact the NH outfall.

2. Add to the drawings that all works are within land owned or controlled by the applicant (some colleagues are nervous about how close to the boundary works could be).

Borough Technical Services: No objection

(14/1/2025) From an engineering perspective, the revised bund application does reflect our most recent discussion with the developer and highways. This takes into account acceptable slope angles on all sides of the bund, not just those facing north towards the highway. Where slopes can not be made shallower than a 1in3, there will be ground anchors and ground stabilisation matting to support the 600mm required soil depth above the chalk bund. In all other areas of the western end of the bund, the slopes will be shallower than a 1in3 gradient, meaning the 600mm soil layer above the chalk bund will not need stabilisation measures.

The other item to consider is planting timescales to ensure a full summer period is within the 12 month period from practical completion. I believe Steve will provide you with a more detailed comment on this aspect.

Borough Parks Team: No comments

No comments received following Technical Services response of 14/1/2025 and National Highways' of 11th Feb (see planning officer email 11/2/2025).

Assessment

WSC/E4772/01/501 G NOISE BUND KEY PLAN
WSC/E4772/01/502 J NOISE BUND CONSTRUCTION DETAILS
WSC/E4772/01/503 F NOISE BUND CONSTRUCTION DETAILS
WSC/E4772/01/510 B BUND BASE LAYER DRAINAGE PROPOSAL

16001-C01 ACOUSTIC NOISE BUND - GRIPPLE ANCHOR LAYOUT
TECHNICAL NOTE Rev 02 Dated 11.11.2024

JSL3272 100 Rev Z AA LANDSCAPE PROPOSALS
JSL3272 501 Rev S PLANTING PLAN (1 of 4)
JSL3272 502 Rev Z PLANTING PLAN (2 of 4)
JSL3272 503 Rev W PLANTING PLAN (3 of 4)
JSL3272 504 Rev Y PLANTING PLAN (4 of 4)

JSL3272 550 Rev K TYPICAL TREE & SHRUB PALETTE
JSL3272 570 Rev L LANDSCAPE MANAGEMENT PLAN
JSL3272 580 Rev A SOFT LANDSCAPE SPECIFICATION
BUND BASE LAYER DRAINAGE PROPOSAL
JSL3272 590 Rev K NOISE BUND - SOFTWORKS

The agent's covering letter describes the current application as the provision of new landscaping details for the bund area to be completed by spring 2025. This includes soil reinforcement via a geotextile membrane which was previously approved under conditions 17, 18 and 19.

It appears that the need for these changes, flow from the use of different materials mix in the construction of the bund in 2024, including use of a greater proportion of chalk/chalky sub-soil.

During the course of the current application, amendments have been made to the western end of the slope, and a slightly longer southern slope to allow for a sufficient depth of suitable topsoil to sustain the areas of woodland and scrub mix planting here. This follows lengthy discussions between the applicant, National Highways and the Borough Engineers and Parks officers.

Landscaping has been repositioned at the central section of the bund, with little (other than groundcover) being possible at the eastern end, due to the change in the composition of the bund material. Fortunately, existing roadside hedgerows and trees lie close to the north, so that this 'bald spot' will not be visible from the north, including the National Park views.

Trees which were to have been planted on the bund in the original plans, prior to this application, have now been moved to level ground around the edges, and slightly increased.

Although this change no longer provides for the consistent use of shrub planting with trees, it deploys this planting in the centre and western end, with trees close to the base. Overall, this should still produce the desired softening of the appearance of the bund, to blend with the surrounding landscape, the setting of conservation area to the west and views between the National Park, to the north and west, and is considered a reasonable setting for the open space within the West Durrington northern sector development.

The agent confirms that the drainage scheme previously approved under condition 8 (AWDM/1520/21) is unchanged, which safeguards the A27 in terms of surface water from the development.

The bund is to be adopted and managed by the Council as part of the western area of open space at the northern sector, in line with the Section 106 agreement obligations. The timing of adoption and snagging will be settled under the detailed timetable for transfer, which is to be agreed via current discussions under the existing s.106. Timing will need to ensure that there is opportunity for the success of new planting to be evaluated before transfer. This will be important given the changes to the planting medium composition and depth in this application. An informative can be added to highlight this.

Recommendation: Approval

Case Officer:	Stephen Cantwell	Date: 21st February 2024
Authorised by:	Gary Peck	Date: 21 February 2024